

The County of Yuba

Community Development Department

TIM SNELLINGS, DIRECTOR
PETE CALARCO, ASSISTANT DIRECTOR



938 14th Street, Ste 123
Marysville, CA 95901

AGENDA

PLANNING COMMISSION MEETING

Wednesday, December 17, 2003

6:00p.m. Supervisor's Chambers

215 5th Street

Third Floor Courthouse

Marysville, California

- A. 1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER
Roll Call and Determination of Quorum
3. PUBLIC COMMUNICATIONS
Any person wishing to address the Commission may do so at this time except for matters scheduled as a public hearing.
4. APPROVAL OF MINUTES
Minutes of November 19, 2003

B. PROCEDURE FOR PUBLIC HEARING

After the staff report, testimony may be given during the Public Hearing on each matter. ANY PERSON WISHING TO TESTIFY MUST FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Chair, and should be limited to no more than 5 minutes.

If you challenge in court the action or decision of the Yuba County Planning Commission regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Yuba County Planning Commission at, or prior to, such public hearing.

Planning/LAFCO

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Building Official
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Director - 1 -
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Housing & Community Services

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Manager
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Community Services Commission



Housing Authority

C. PUBLIC HEARING

1. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-0023 (Milestone/Milestone).** A request to subdivide 1.38± acres into eight (8) lots for residential development in the Single Family Residential (R-1) zone. The project is located at 1838 14th Street, east of Ardmore Avenue and west of Fleming Avenue, in the community of Olivehurst, on County Assessor's Parcel Number 014-023-005. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for this project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.
CONTINUED FROM NOVEMBER 19, 2003

2. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-0018 (Soto/Aldora).** A request to subdivide 58± acres into 236 lots for single family residential development in the Medium Density Residential zone of the Plumas Lake Specific Plan. The project is located at 3090 Dye Road, southwest of Plumas Arboga Road and east of Feather River Boulevard and Clark Slough in the Plumas Lake Specific Plan on County Assessor's Parcel Numbers 014-310-018 and -019. The Planning Commission will consider an exemption under Section 15182 of the California Environmental Quality Act (CEQA) for the above Project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.
CONTINUED FROM NOVEMBER 19, 2003
CONTINUED TO JANUARY 21, 2004.

3. **CONDITIONAL USE PERMIT CUP 2003-0009 (Walmart/Karn & Associates).** A request to locate a 30-foot tall pole sign for freeway advertising in association with an established commercial use in the General Commercial (C) zone. The project is located at 1131 North Beale Road in the community of Linda on County Assessor's Parcel Numbers 020-020-073 and -074. The project application has been filed under Section 12.90.030 (2) of the Yuba County Zoning Code. Prior to its decision, the Planning Commission will consider an exemption under the California Environmental Quality Act (CEQA) for the above project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.

4. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2003-0021/Conditional Use Permit CUP 2003-0010(Bradley/MHM).** A request to subdivide 4.59± acres into 23 lots for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3) zones. Under Section 12.40.040(9) of the Yuba County Zoning Ordinance, the applicant is requesting a Conditional Use Permit concurrently with the tentative subdivision application in order to create lots sizes below the otherwise required 6,000 square foot minimum. The project is located at 1971 and 1973 Linda Avenue, at the intersection with Dunning Avenue, in the community of Linda, on County Assessor's Parcel Numbers 021-113-004, -005, and -008. Prior to its decision, the Planning Commission will consider the adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) for this project. (1) Staff Report; (2) Public Hearing; (3) Adopt Resolution.

D. CORRESPONDENCE

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

F. PLANNING COMMISSIONERS COMMENTS

G. ADJOURNMENT:

Next meeting Wednesday, January 21, 2004 at 6:00p.m.in the Supervisor's Chambers,
3rd Floor, Courthouse, Marysville.